

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
APPROVING THE URBAN RENEWAL PLAN

WHEREAS, the Boston Redevelopment Authority has made detailed studies, surveys and inspections of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area in the City of Boston more fully described as set forth in the Urban Renewal Plan hereinafter referred to as the North Station Urban Renewal Project (herein called the "Project"); and

WHEREAS, in connection with an application of the Authority to the Department of Community Affairs (hereinafter called the "Department") for Department approval to undertake urban renewal activities in the project, the approval of the governing body of the Authority of the Urban Renewal Plan for the Project is required before the Department will approve the Project; and

WHEREAS, the Boston Redevelopment Authority has prepared an Urban Renewal Plan for the Project area, consisting of text, maps, and exhibits; and

WHEREAS, the Urban Renewal Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and mains and other public facilities, and other public actions; and

WHEREAS, the Authority in its capacity as the Planning Board has found that the Urban Renewal Plan is based upon a local survey and conforms to the comprehensive plan for the locality as a whole; and

WHEREAS, the Boston Redevelopment Authority has prepared a program for the relocation of individuals, families, and businesses that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS, there have been presented to the Boston Redevelopment Authority information and data respecting the physical and other conditions in the Project area and the relocation program prepared as a result of such studies, surveys, and inspections; and

WHEREAS, the Boston Redevelopment Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects under Chapter 121B of the Massachusetts General Laws, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That it is hereby found and determined that the Project area is a substandard, decadent and blighted open area and qualifies as an eligible Project area under said Chapter 121B.



2. That the Urban Renewal Plan for the Project, having been duly reviewed and considered, is hereby approved, and the Secretary be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that the Urban Renewal Plan for the Project area conforms to a comprehensive plan of the locality as a whole.
4. That it is hereby found and determined that, in addition to the elimination of blight from the Project area, the undertaking of the Project in such area will further promote the public welfare and the proper development of the community by making land in such area available for disposition and redevelopment for uses in accordance with the Urban Renewal Plan.
5. That it is hereby found and determined that the Urban Renewal Plan for the Project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the urban renewal of the area by private enterprise.
6. That it is hereby found and determined that the Urban Renewal Plan for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities.
7. That it is hereby found and determined that the program for the proper relocation of individuals, families, and businesses displaced in carrying out the Project in decent, safe and sanitary structures in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.
8. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, the Director of this Authority be and hereby is authorized, to execute and deliver, for and in the name of this Authority, a cooperation agreement with the City of Boston.
9. That the Director of the Authority is hereby authorized to submit to the Mayor, for his review and submission to the City Council for its approval, and to submit to the State Department of Community Affairs for their approval and appropriate findings, the North Station Urban Renewal Plan, together with the Relocation Program and any other required supporting documentation necessary to secure the respective approvals.



CITY OF BOSTON  
IN CITY COUNCIL

ORDERED: That it be, and hereby is, estimated that such part of the cost of acquiring and developing the first phase of the North Station Urban Renewal Project in Boston in accordance with the Urban Renewal Plan approved by order passed in the City Council on \_\_\_\_\_ and approved by the Mayor on \_\_\_\_\_, as will not be met by loans from other sources will be six million, six hundred thousand dollars (\$6,600,000); and be it further

ORDERED: That under the provisions of Section 20 of Chapter 121B of the General Laws, as amended, the sum of six million, six hundred thousand dollars (\$6,600,000) be, and the same hereby is, appropriated, to be expended in aid of the Boston Redevelopment Authority for defraying such part of the acquisition and development costs of said urban renewal project, to which other sources have or shall have agreed to render financial assistance, as will not be met by loans through such other sources; and that to meet said appropriation the Collector-Treasurer, be, and he hereby is, authorized to issue, from time to time, on request of the Mayor, bonds or certificates of indebtedness of the City to said amount.

ATTEST:

CITY CLERK

ORDERED: That the Mayor of the City of Boston be, and he hereby is, authorized and empowered to execute and deliver in the name and behalf of the City of Boston an agreement with the Boston Redevelopment Authority in substantially the following form:

COOPERATION AGREEMENT  
BY AND BETWEEN  
CITY OF BOSTON  
AND  
BOSTON REDEVELOPMENT AUTHORITY  
FOR  
NORTH STATION URBAN RENEWAL PROJECT

This Agreement made this                      day of                      , 1980                      by and between the CITY OF BOSTON, herein called the City, a municipal corporation of the Commonwealth of Massachusetts, and the BOSTON REDEVELOPMENT AUTHORITY, herein called the Authority, a public body politic and corporate duly existing under Chapter 121B of the General Laws of Massachusetts.

WITNESSETH THAT:

WHEREAS, the Authority has adopted an Urban Renewal Plan (hereinafter referred to as the "Plan") for the North Station Project (hereinafter referred to as the "Project"), in the City of Boston, and said Plan has been approved by the Mayor and the City Council of the City of Boston on                      ; and

WHEREAS, the Plan provides for the acquisition, demolition and removal or rehabilitation of structures in the area covered by said Project (hereinafter called the "Project Area"), the installation of site improvements and public facilities, and the disposition of land in the Project Area for uses in accordance with the Plan; and

WHEREAS, to carry out and complete the Project, the Authority will need assistance from the City of Boston. Such financial assistance may consist of cash grants; donations, at cash value, of certain real property (exclusive of land in streets, alleys, and other public rights-of-way which may be vacated in connection with the Project) in the Project Area; certain demolition, removal of other work or improvements in the Project Area at the cost thereof; and the provision, at their cost, of public buildings or other public facilities which are necessary for carrying out the urban renewal objectives of the Project in accordance with the Plan; and

NOW, THEREFORE, in consideration of the benefits to accrue to the City from the carrying out of the Project and of the mutual covenants herein contained and for other good and valuable consideration, the City and the Authority do hereby covenant and agree as follows:



(1) The Authority will undertake the Project in accordance with the Plan and as funds are made available will commence and carry out each successive phase of the Project as expeditiously as possible.

(2) The City will make available to the Authority monies obtained through the issuance of General Obligation Bonds of a face value of \$6.6 million. The City hereby agrees to make, from time to time upon demand of the Authority therefor, payments to the Authority on account thereof.

(3) The City, acting by its Mayor, will recommend to the proper board or officer the vacating of such streets, alleys, and other public rights-of-way within the Project Area as may be necessary in carrying out the Plan, and the laying out as public streets or ways, with their adjacent sidewalks, within or adjacent to the Project Area in accordance with the Plan; and the Authority agrees not to sue the City for any damages for any such vacating or layout out; and the Authority further agrees to reimburse the City for any such damages recovered by others under Chapter 79 of the General Laws of Massachusetts, as amended, or any other provision of law for such vacating or laying out.

(4) The City, acting by its Mayor, will recommend to the proper boards or officers such action as may be necessary to waive, change, or modify, to the extent necessary or desirable to permit carrying out the Project, the statutes, ordinances, rules and regulations regulating land use in Boston and prescribing health, sanitation and safety standards for buildings in Boston.

(5) The City will convey to the Authority, or consent to the taking by the Authority of, any real property or rights therein, owned by the City which is subject to acquisition by the Authority pursuant to the Plan. The fair market value of such property or rights shall be determined by independent appraisers in accordance with applicable regulations and standard operating procedures of the Authority.

(6) The Authority recognizes that the City, in accordance with Section 16 of Chapter 121B of the General Laws of Massachusetts, may require payments in lieu of taxes, betterments and special assessments on all property held by the Authority as part of the Project. The City hereby agrees that if such payments are required pursuant to said Section 16 they shall not be required in excess of the budgeted amount and will be computed on the basis of the current assessment.

(7) The City shall continue to cooperate with the Authority by such other lawful actions and in such other lawful ways as may be necessary in connection with the undertaking and carrying out of the Project in all its phases.

(8) Under the provisions of Section 20 of Chapter 121B of the General Laws, as amended, the City agrees to appropriate monies to be expended in aid of the Authority for defraying such additional costs for the acquisition, relocation and demolition costs of said Project as will not be met by loans through other sources.

(9) The City will take steps appropriate to assure that no member of its governing body and other City official who exercises any functions or responsibilities in the review or approval of the Project shall, prior to the completion



of the Project, voluntarily acquire any personal interest, direct or indirect, in any property included in the Project Area, or in any contract or proposed contract in connection with the carrying out of the Project.

(10) It is further understood that the parties recognize that there can be no discrimination on the grounds of race, color, sex, religion or national origin in the policies, practices and uses of the public facilities proposed for the urban renewal project. The City of Boston covenants that the public facilities herein proposed as local grants-in-aid will be available to and serve all persons without regard to race, color, sex, religion or national origin. Without being by way of limitation, it is the intention of the parties that this anti-discrimination agreement will run with the title to all land within the Project Area.

IN WITNESS WHEREOF the City of Boston and the Boston Redevelopment Authority have respectively caused this Agreement to be duly executed as of the day and year first above written.

ATTEST:

CITY OF BOSTON

\_\_\_\_\_

By \_\_\_\_\_  
Kevin H. White, Mayor

ATTEST:

BOSTON REDEVELOPMENT AUTHORITY

\_\_\_\_\_

By \_\_\_\_\_  
Robert J. Ryan, Director

Approved as to form:

Approved as to form:

\_\_\_\_\_

Corporation Counsel

\_\_\_\_\_

General Counsel

In City Council  
Approved by the Mayor

1980. Passed.  
1980.

Attest:

\_\_\_\_\_  
, City Clerk



MEMORANDUM

May 22, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: REQUEST APPROVAL OF RESOLUTION OF THE AUTHORITY APPROVING  
THE NORTH STATION URBAN RENEWAL PLAN

3940  
5/22

In order to proceed with the development program which has been prepared for the North Station area, it is essential that the area be designated as an Urban Renewal Project under the requirements of Chapter 121B of the Massachusetts General Laws. Such designation will permit the submission of the Plan to City Council and to the State Department of Community Affairs for approval.

The North Station area offers unparalleled opportunities for the redevelopment of this long-neglected part of Downtown, as well as opportunities for the construction of a major new Federal Office Building by the General Services Administration. This new federal building will serve as the catalyst for significant future public and private investment in this area.

Since 1977, the Downtown North Association has met with Authority staff in the formulation of this Plan and development program. More recently, a Project Area Committee has been established consisting of representatives of the Project Area, residents, property owners, the Downtown North Association, and institutions in the project area, including the Massachusetts General Hospital and the Massachusetts Rehabilitation Hospital. Last week, approximately 200 persons attended a public hearing held by GSA at Faneuil Hall for the purpose of hearing testimony on the proposed Federal Office Building at North Station. The testimony was overwhelmingly supportive of the Authority's development program and the proposal for the federal building.

The project has received unprecedented support and cooperation from the Federal and State governments and from the business community. It represents an important new initiative of the Authority, even while we continue to budget and carry out remaining activities in the existing projects for which HUD has ended its direct support. I urge your consideration of the following Resolution approving the North Station Urban Renewal Plan.